

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 83571

ERecordings-RP

NOTICE

Recorded On: June 06, 2022 09:16 AM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$38.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 83571  
Receipt Number: 20220606000018  
Recorded Date/Time: June 06, 2022 09:16 AM  
User: Kraig T  
Station: Station 25

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
FOR  
TRAILWOOD (FLOWER MOUND) HOA, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON           §

The undersigned, being the Managing Agent of Trailwood (Flower Mound) HOA, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Trailwood
2.     The name of the Association: Trailwood (Flower Mound) HOA, Inc.
3.     The recording data for the subdivision: See **Exhibit A.**
4.     The name and mailing address of the Association:

Trailwood (Flower Mound) HOA, Inc.  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Acquisition Fee:	\$1,000.00

For all resale and refinance information, please go to <https://www.homewisedocs.com>

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**TRAILWOOD (FLOWER MOUND) HOA, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan

STATE OF TEXAS

§

§

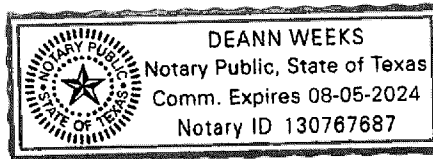
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 3rd day of June, 2022, by Beverly Coghlan, Agent for the Association of TRAILWOOD (FLOWER MOUND) HOA, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**AFTER RECORDING, RETURN TO:**

Neighborhood Management, Inc.  
1024 S. Greenville Avenue, Suite 230  
Allen, TX 75002

**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Trailwood Phase 1 Plat January 14, 2016	Document No.2016-17
Trailwood Phase 2 Plat January 7, 2021	Document No 2021-8
Declaration of Covenants, Conditions and Restrictions for Trailwood -July 14, 2017	Document No. 2017-85024
First Amendment to Declaration of Covenants, Conditions and Restrictions December 27, 2019	Document No.2019-164853
Supplemental Declaration December 8, 2021	Document No 2021-223037